

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,960,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2024

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	51 Ivanhoe Pde IVANHOE 3079	\$1,840,000	31/03/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	50 Livingstone St IVANHOE 3079	\$1,625,000	19/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/07/2025 21:30

Stiven Mrkela
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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending June 2025: \$1,960,000



3 Bedrooms 1 Bathroom 2 Car Spaces

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Comparable Properties



51 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 Bedrooms 1 Bathroom 1 Car Space

Price: \$1,840,000
Method: Private Sale
Date: 31/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 746 sqm approx



12 Mandall Av IVANHOE 3079 (REI/VG)

Agent Comments

4 Bedrooms 2 Bathroom 2 Car Spaces

Price: \$1,925,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 638 sqm approx



50 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

3 Bedrooms 2 Bathroom 2 Car Spaces

Price: \$1,625,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 534 sqm approx

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